

Property Data Sheet

121 Penny Street

Garner - North of Hwy 70 located off of West Garner Rd and Creech Rd. - 0.48 acres, Tax ID. No. 0106804, Deed 12224-149 10/19/2006, BM 1926 PG 27 (Lts. 6,7,8,9, & 10, Block B), site of former Penny Street Elevated Storage Tank - Tank removed. There are five concrete footings beneath the surface of the lot; an abandoned asbestos/concrete pipe runs from lot to Harper Street. NOTE: At the time of the appraisal cited below, it was believed that there were only four concrete footings. It has since been determined that there are five footings as noted above.



Information from appraisal:

Site

*utilities will have to be extended from either Penny Street or Harper Street to the subject site, most likely within the existing unimproved right of way fronting the site. There is an abandoned underground supply pipe that once was connected to the old water tower, this pipe runs from the old water tower site to Harper Street, located to the west. Also there are four concrete footings (approximately 20' x 20' wide and between 8' to 10' deep) that previously anchored the water tower. These concrete footings are located within the subject's available building envelope. The presence of these concrete footings is somewhat like surface rock, whereas prior to developing this site for a residential use, none to all may need to be partially excavated contingent upon the location of a proposed building footprint. Due to the anticipated costs of complete removal, in all likelihood, complete excavation of these footings would not be economically feasible, whereas partial excavation/demolition to an acceptable point below grade is more realistic and practical. Also, prior to developing this site as configured, access to the site will need to be provided since the existing right of way is not improved. After speaking to Tony Chalk, with the Town of Garner's Engineering Department, he indicated that the Town will only require a minimum access to the site, this or at a minimum, a gravel driveway from either Penny Street or Harper Street. The existing right of way will not need to be improved to the minimum specifications of a Town of Garner street unless subdivided for development, which under the current R-9 zoning, does not appear to be likely given the subject's 0.48 acre site. Harper Street is about 98-ft to the west which would be the shortest run for a future drive, while Penny Street is about 130-ft to the east. The subject's site has charged with the cost to provide a minimal access, this or \$2,000.

For More Information Contact:

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